

BIGFORK LAND USE ADVISORY COMMITTEE
Minutes November 21, 2013
4:00 PM Bethany Lutheran Church
The Ark Building

Chairwoman Gonzales called the meeting to order at 4:13 p.m.

Board Members present were: Shelley Gonzales, John Bourquin, Al Johnson, Susan Johnson and Secretary, Gwen Sutherland. There was one member of the public present. B.J. Grieve and Erik Mack from the Planning and Zoning Department were present.

The agenda was adopted. M-JB, SC-AJ

The minutes of the August 29 meeting were approved with no changes. M-AJ, SC-JB

Administrator's report and announcements:

- A. Sign-in sheet with e-mail address for copy of draft minutes and draft minutes are posted on the County website: flathead.mt.gov/planning_zoning/documents.
- B. Swan River Junction Inc. was approved unanimously by BOA on September 3, 2013.
- C. FCU 13-09 Application by William and Alana Myers was withdrawn prior to the meeting.

Public Comment:

There was one written comment by Pat Fierro and that was given to B.J. Grieve.

Old Business:

There was no old business.

New Business:

- A. Chairwoman Gonzales reminded everyone that there is an open position for member-at-large. She intends to make an announcement at the next Bigfork Chamber Sundowner to try and encourage participation in BLUAC. She also reminded Al Johnson and John Bourquin that they will need to fill out an application for their term. Elections are 5/16/2014.
- B. Q&A with B.J. Grieve and Erik Mark from Flathead County Planning and Zoning.

Gwen Sutherland asked about lighted signs. B.J. said there is presently no provision for flashing/blinking signs and enforcement cannot be pursued at this time.

Chairwoman Gonzales asked if there was any provision for noise nuisance. B.J. said that the county does not have a noise ordinance, but a nuisance issue could be pursued in a civil suit.

John Bourquin asked for clarification on zoning for a wedding destination business. B.J. said that there is a distinction between having a wedding for friends at one's home and weddings at a commercial business venue. B.J. is requesting clarification from the Planning Board regarding hosting weddings for personal use. He has put it on the Planning Board's agenda. As a conditional use, there are distinctions between high and low impact use. SAG5 is the only zoning that allows high impact use.

Paul Guerrant, member of the public, questioned the possibility of making changes to SAG5. B.J. said that the Planning Board can study and make recommendations for changes to zoning.

John Bourquin asked if that was the reason the Myers application was withdrawn. B.J. said the Myers withdrew because there were additional remodels and further accommodations that needed to be made to the property.

Paul Guerrant reported that at certain times the wedding events held there could be heard from quite a distance away.

Al Johnson inquired about the Montana Club permit. B.J. said that there will be an inspection in one year to review whether the applicant has complied with the conditions of the permit.

Al Johnson expressed a concern with the decorum of both BLUAC board members and members of the public. He felt that BLUAC members act as a liaison between citizens and the entities who make land use decisions and should not show bias. He also felt that at certain times, BLUAC is being asked to deal with issues outside of their jurisdiction. He indicated that at past meetings, public comment became inappropriate and out of hand. A discussion followed and it was suggested that individuals from the public who wish to comment will be asked to come to a podium and address BLUAC members directly. Al Johnson offered to bring a microphone and speakers to future meetings.

Chairwoman Gonzales announced that there are no applications for December at this time. The next meeting is scheduled for December 26. She then moved to adjourn the meeting at 5:08. It was seconded by Al Johnson.

Respectfully submitted,

Gwen Sutherland
BLUAC Secretary